

Submitted November 30, 2016  
Approved as of  
Date November 30, 2016

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 16-2016  
Wednesday, September 14, 2016**

The City of Rockville Planning Commission convened in regular session in the  
Mayor and Council Chambers at 7:00 p.m.  
Wednesday, September 14, 2016

**PRESENT**

Charles Littlefield, Chair  
Anne Goodman Gail Sherman  
Don Hadley John Tyner, II

**Present:** Susan Swift, Director  
Andrew Gunning, Deputy Director  
Cynthia Walters, Deputy City Attorney  
Jim Wasilak, Chief of Zoning  
Bobby Ray, Planning Manager  
Cas Chasten, Principal Planner  
Nicole Walters, Senior Planner

**I. EXECUTIVE SESSION**

The meeting was called to order in open session in the Mayor and Council Chambers. Then Commissioner Tyner moved, seconded by Commissioner Hadley, to go into Executive Session pursuant to Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland to consult with counsel to obtain legal advice regarding Major Site Plan Amendment STP2016-00278 for the Chabad Israeli Center. The Executive Session was held in the Diamondback Terrapin conference room.

Following the executive session, the regular meeting was reconvened at 7:35 p.m.

**II. REVIEW AND ACTION**

**Ownership Plat PLT2017-00551, 1628 East Jefferson Street** – A proposal to divide an existing 17.88432 acre Ownership Lot into two Ownership Lots located on Rockville Pike and the corner of Halpine Road and East Jefferson Street. The property is zoned MXCD.

Bobby Ray presented the plat and answered questions from the Commission.

Commissioner Hadley moved, seconded by Commissioner Tyner, to approve the ownership plat. The motion passed, 5-0.

### **III. BRIEFING**

**Briefing on Project Plan Application PJT2015-00005, 500 W. Montgomery Avenue, the applicant (JNP Chestnut Lodge LLC)** to brief the Planning Commission on their modified application submitted June 1, 2016, to amend previous approved Planned Residential Unit Exploratory Application PRU2005-00022. The applicant is requesting approval of: 1) six (6) townhouse units instead of seven (7) multi-family units; and 2) approval of the maximum height to not exceed 55 feet.

Nicole Walters briefly discussed the changes to the application and the schedule for review.

Soo Lee Cho, representing the owners, reviewed the proposed changes, indicating that it now involves 6 units instead of 7, will have a smaller footprint than initially proposed, includes additional vegetation, and will be reviewed by the Historic District Commission. She answered questions from the Commission.

### **IV. REVIEW AND ACTION, CONTINUED**

**Major Site Plan Amendment STP2016-00278, 216 Rollins Avenue**– Continuation of Planning Commission review of the proposal to amend approved Use Permit 2008-00712 to allow for an expansion of the operation and activities of the Chabad Israeli Center at 216 Rollins Avenue. The property is zoned R-75.

Commissioner Tyner indicated that although he was absent from the previous meeting when this was first heard, he did review the record for the case and watched the video of the meeting, and will therefore participate fully with the item going forward.

Jim Wasilak presented some additional information, including a description of how other jurisdictions handle religious institutions in the zoning ordinances.

The Commission posed questions to staff and to the applicant, and discussed numerous topics, including: history of the initial request and conditions placed on the use; parking; hours of operation; outdoor activities; larger ceremonies that may be held off-site; which activities are ancillary to the primary use; the role of a community liaison if one was to be required; and the cumulative effect of the use and activities upon the neighborhood.

In response to questions from the Commission, Steve Robbins, attorney for the Chabad, indicated that a letter to the city could be provided by the close of business September 20 regarding how the proposed uses and hours of operation could be mitigated to lessen neighborhood impacts. It will include the days and times of activities, and how to address concerns that are raised.

Commissioner Hadley moved, seconded by Commissioner Tyner, to reopen the record for the case until September 28. Additional public testimony will be taken on the case during the Commission's September 28 meeting, but will be limited to the new material being submitted by the applicant. The motion passed 5-0.

**V. Commission Items**

- A. Staff Liaison Report** – Mr. Gunning reported on the next Commission meeting and other items, including the recently adopted Rockville Pike Plan by the Mayor and Council.
- B. Old Business** – none
- C. New Business** – none
- D. Minutes** – Meeting 11-2016 from June 8, 2016 – Commissioner Goodman moved, seconded by Commissioner Sherman, to approve the minutes as revised and resubmitted. The motion passed, 5-0.
- E. FYI Correspondence** - none

**VI. ADJOURN**

There being no further business to come before the Planning Commission, the meeting adjourned at 10:07 p.m.

Respectfully Submitted,

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Andrew Gunning, Commission Liaison